039.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,200 / 757,200
					USE VALUE:	757,200 / 757,200
					ASSESSED:	757,200 / 757,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HODGE LORRAINE M &
Owner 2:	CHASE CHRISTINA M
Owner 3:	
Street 1:	136 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HODGE LORRAINE -
Owner 2:	-
Street 1:	89 MONTVALE AVE
Twn/City:	WOBURN
St/Prov:	MA Cntry
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1672 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11277.000	271,900		485,300	757,200
Total Card	0.259	271,900		485,300	757,200
Total Parcel	0.259	271,900		485,300	757,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.87 /Parcel: 452.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25911
GIS Ref
GIS Ref
Insp Date 05/14/09

!3212!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	271,900	0	11,277.	485,300	757,200		Year end	12/23/2021
2021	101	FV	263,200	0	11,277.	485,300	748,500		Year End Roll	12/10/2020
2020	101	FV	263,500	0	11,277.	485,300	748,800	748,800	Year End Roll	12/18/2019
2019	101	FV	210,100	0	11,277.	439,800	649,900	649,900	Year End Roll	1/3/2019
2018	101	FV	210,100	0	11,277.	417,100	627,200	627,200	Year End Roll	12/20/2017
2017	101	FV	210,100	0	11,277.	364,000	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	210,100	0	11,277.	310,900	521,000	521,000	Year End	1/4/2016
2015	101	FV	204,700	0	11,277.	288,200	492,900	492,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:45:39

LAST REV

Date	Time
06/09/17	10:19:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGE LORRAINE,	63472-341		4/10/2014	Convenience	10	No	No		
BRILLANTE CHRIS	46582-50		12/1/2005		445,500	No	No		
	PR355-247		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2009	928	Manual	4,723					

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2009	Inspected	189	PATRIOT
4/24/2009	Measured	372	PATRIOT
4/29/2004	Inspected	BR	B Rossignol
4/22/2004	OWNR INFO	BR	B Rossignol
3/24/2000	Inspected	276	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/19/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11277		Sq. Ft.	Site		0	64.	0.67	3									485,319						485,300	

Total AC/HA:	0.25888	Total SF/SM:	11277	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,319	Spl Credit		Total:	485,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27799034
Const Adj.:	0.96447724
Adj $ / SQ:	160.237
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394090
Depreciation:	122168
Depreciated Total:	271922

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

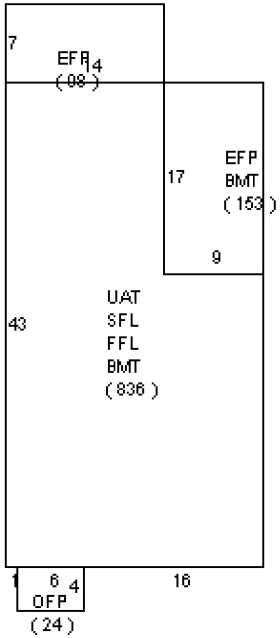
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	160.24
Special Features:	0	Val/Su Net:	86.45
Final Total:	271900	Val/Su SzAd	162.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	989	48.070	47,542
FFL	First Floor	836	160.240	133,958
SFL	Second Floor	836	160.240	133,958
EFP	Enclos Porch	251	36.720	9,217
UAT	Upper Attic	209	64.090	13,396
OFP	Open Porch	24	42.440	1,018

Net Sketched Area: 3,145 | Total: 339,089

Size Ad 1672 | Gross Area 3772 | FinArea 1672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc